

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 17, 1968

Appeal No. 9473 George Washington University, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on January 24, 1968.

EFFECTIVE DATE OF ORDER - February 9, 1968

ORDERED:

That the appeal for permission to provide accessory parking at 800-810 - 22nd Street, N.W., lots 800-805, 839, 840, 16-19, 846-848, Square 55, to serve premises 2150 Pennsylvania Avenue, N.W. and for permission to continue use of nonconforming structure without off-street loading berth.

FINDINGS OF FACT:

1. Appellant's property is located in a R-5-C District.
2. Appellant proposes to use the subject property to provide accessory parking on an existing University lot at 800-810 - 22nd Street, N.W., to serve the premises at 2150 Pennsylvania Avenue, N.W. and to request permission to continue the use of a non-conforming structure without providing an off-street loading berth.
3. The premises at 2150 Pennsylvania Avenue, N.W., known as the Keystone Apartments will be converted to a facility to accommodate staff doctors and the out-patient department of George Washington University Hospital. This conversion would require 38 automobile spaces. It is contended that the change will not create any additional parking requirements since the personnel that will be occupying this building and the patients whom they are serving are already being served by present parking facilities.
4. The present building will be serviced by the University Hospital and would not need any loading facilities.
5. The Department of Highways and Traffic offers no objection to the granting of this request.
6. No opposition was registered at the public hearing.

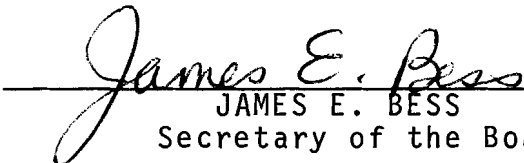
OPINION:

The Board is of the opinion that the change of use of this building from apartment use to an office use accessory to the George Washington University Hospital does not create need for additional parking. The requirement for off-street parking is adequately met at 800-810 - 22nd Street, N.W. The operation of proposed medical office building will be an integral part of the hospital and would not require separate off-street loading facilities. For these reasons the Board grants this appeal.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


JAMES E. BESS
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.